

**TOWN OF BLUFFTON PLANNING COMMISSION**  
**Large Meeting Room, Bluffton Town Hall**  
**Wednesday, March 23, 2016, Minutes**

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Present: Josh Tiller, Chair; Terry Hannock, Vice Chair; Sean Congleton; Trey Griffin; Ronald Williams

Absent: Dan Keefer; Allison Tucker

Staff: Shawn Leininger, Assistant Town Manager; Kendra Lelie, Director of Growth Management; John Hutchinson, Infrastructure Project Manager; Kim Jones, Stormwater Division Manager; Rocio Rexrode, Growth Management Coordinator

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**I. CALL TO ORDER**

Tiller called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

Tiller noted that Action Item A in the Agenda should be amended to state that it is a Public Hearing.

Congleton made a motion to approve the amended March 23, 2016, Planning Commission meeting agenda. Williams seconded the motion. All were in favor and the motion passed.

**VI. ADOPTION OF MINUTES – February 24, 2016**

Congleton made a motion to approve the February 24, 2015, Planning Commission meeting minutes. William seconded the motion. All were in favor and the motion passed.

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no Public Comments.

## **VIII. OLD BUSINESS**

There was no Old Business.

## **IX. NEW BUSINESS**

### **1. FOR ACTION**

#### **A. PUBLIC HEARING**

- a. **Zone 02-16-9523.** A request by the Unified Development Ordinance Administrator for a text amendment of the Unified Development Ordinance Article 6, Section 6.5 Sustainable Development Incentives, establishing a density bonus incentive for the development of workforce/affordable housing.

Lelie presented.

Congleton made a motion to approve the text amendment of the Unified Development Ordinance with the following condition:

- 1. Review the 35% income to loan ratio eligibility requirement.

Hannock seconded the motion. All were in favor and the motion passed.

- B. **FY 2017 Capital Improvements Program.** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY 2017 Capital Improvements Program.

Hutchinson presented.

Hannock made a motion to approve the recommendation with the following condition:

- 1. Move Sewer Connection Program to the top priority list - Change the Staff Priority list classification from (2) to (1).

Congleton seconded the motion. All were in favor and the motion passed.

## **X. DISCUSSION**

- 1. **Growth Management Monthly Update.** A review of the monthly Growth Management activities.

## **XI. ADJOURNMENT**

The March 23, 2016, Planning Commission Meeting adjourned at 7:03 p.m.